

Minutes of the regular meeting and public hearing of the Planning Commission of the Town of Apple Valley, Washington County, Utah that was held on the 8<sup>th</sup> day of June, 2017 at 6:00 pm at the Town Office Building, 1777 N. Meadowlark Drive, Apple Valley, Utah 84737.

1. The meeting was called to order at 6:00 pm.
2. The Pledge of Allegiance was led by Jack Davis.
3. Roll Call: Lee Fralish, Janet Prentice, Dale Kingsley, Cynthia Browning and Jack Davis were present. Robert Campbell was absent. Mayor Moser was present. Legal counsel was excused. Nathan Bronemann was present taking minutes.
4. Declarations of conflict of interests

None stated.

Jack Davis expressed appreciation to the planning commission members for spending the time to review the ordinances.

5. Public Hearing for lot split of AV-1365-M – Frank Lindhardt

Janet Prentice asked how large the lots would be.

Frank Lindhardt said the new lot would be 2.083 acres and the remaining lot would be just under 8 acres. He said he was ready to dedicate the road frontage.

Jack Davis ensured that Frank Lindhardt would be providing a Mylar with meets and bounds descriptions, a deed for the road as well as agreeing to a delay agreement for road improvements.

Motion made by Lee Fralish to close the public hearing. Janet Prentice seconded the motion. Vote: Lee Fralish-yes, Janet Prentice-yes, Dale Kingsley-yes, Cynthia Browning-yes, Jack Davis-yes. Motion passed 5/0.

6. Public Hearing for zone change of AV-1365-M from Residential Estate 10-acre (RE-10) to Residential Estate 1-acre (RE-1) – Frank Lindhardt

No comments.

Motion made by Jack Davis to close the public hearing. Janet Prentice seconded the motion. Vote: Lee Fralish-yes, Janet Prentice-yes, Dale Kingsley-yes, Cynthia Browning-yes, Jack Davis-yes. Motion passed 5/0.

7. Discussion and action on lot split of AV-1365-M – Frank Lindhardt

Motion made by Dale Kingsley to forward to the Town Council with the recommendation to approve. Lee Fralish seconded the motion. Vote: Lee Fralish-yes, Janet Prentice-yes, Dale Kingsley-yes, Cynthia Browning-yes, Jack Davis-yes. Motion passed 5/0.

8. Discussion and action on zone change of AV-1365-M from Residential Estate 10-acre (RE-10) to Residential Estate 1-acre (RE-1) – Frank Lindhardt

Motion made by Janet Prentice to forward to the Town Council with the recommendation to approve. Lee Fralish seconded the motion. Vote: Lee Fralish-yes, Janet Prentice-yes, Dale Kingsley-yes, Cynthia Browning-yes, Jack Davis-yes. Motion passed 5/0.

9. Discussion and action on proposed changes to Titles 1-15 of the Land Use code

Jack Davis said that the proposed changes had been emailed out and reviewed by the Planning Commission.

The Planning Commission decided to table Chapter 11 as there were a lot of changes needed.

Cynthia Browning said most of her suggested changes were spelling and grammar corrections. She asked about the difference between Chapter 8 and Chapter 9 animal restrictions.

Nathan Bronemann said they were two different types of residential zone and anything not listed as permitted was prohibited.

10. Discussion and action on the proposed Short Term Vacation Rental Ordinance.

Jack Davis mentioned he had recommended a change from “should” to “shall” in the Vacation Rental Ordinance.

11. Discussion and action on scheduling a public hearing on ordinance changes

Motion made by Jack Davis to schedule a public hearing on the proposed ordinance changes and the proposed Short Term Vacation Rental ordinance on June 22, 2017 at 6:00 pm. Lee Fralish seconded the motion. Vote: Lee Fralish-yes, Janet Prentice-yes, Dale Kingsley-yes, Cynthia Browning-yes, Jack Davis-yes. Motion passed 5/0.

Mayor Moser added that there would likely be more changes needed to the Short Term Vacation Rental ordinance as things progress and as the State Legislature makes more legal changes.

12. Consider approval of minutes:

a. May 25, 2017 Meeting Minutes

Motion made by Lee Fralish to approve the May 25, 2017 meeting minutes. Janet Prentice seconded the motion. Vote: Lee Fralish-yes, Janet Prentice-yes, Dale Kingsley-yes, Cynthia Browning-yes, Jack Davis-yes. Motion passed 5/0.

Mayor Moser thanked the Planning Commission members for all their time and service.

13. Adjournment

Motion made by Jack Davis to adjourn the meeting. Lee Fralish seconded the motion. Vote: Lee Fralish-yes, Janet Prentice-yes, Dale Kingsley-yes, Cynthia Browning-yes, Jack Davis-yes. Motion passed 5/0.

Meeting adjourned at 6:30 pm.

Date approved: \_\_\_\_\_

ATTEST BY: \_\_\_\_\_  
Nathan Bronemann

\_\_\_\_\_  
Jack Davis